

# Kakaako Connection

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## HCDA ADOPTS CHANGES TO PUBLIC FACILITIES DEDICATION REQUIREMENTS; DEFERS ACTION ON RESERVED HOUSING REQUIREMENT AMENDMENTS

**I**n its continuing efforts to spur development activity in the Kakaako District, the Hawaii Community Development Authority recently adopted important changes to Kakaako's Mauka Area Rules that will reduce the public facilities dedication fees assessed on developers. These amendments, approved by the HCDA following a public hearing on February 21, have been forwarded to Governor Ben Cayetano for his approval. Action on a proposed amendment that would have established a temporary waiver of the reserved housing requirement for new developments in Kakaako's Mauka Area was deferred to allow the Authority time to incorporate new changes based on testimony received at the public hearing. A new public hearing on the new proposed reserved housing amendment is being scheduled for early April.

"Over the past several years, the need for reevaluating and amending the Kakaako District's Mauka Area Plan and Rules has arisen due to major changes in development and economic conditions," states HCDA Executive Director Jan Yokota. "The public facilities dedication and reserved housing amendments—along with the modifications to industrial and open space requirements the HCDA has already enacted—will facilitate the State's redevelopment efforts



in Kakaako. The timely redevelopment in Kakaako will serve to boost Hawaii's economy while providing needed housing and more spaces for commercial and industrial businesses in the District." At the February 21 public hearing, many Kakaako developers, while speaking in favor of the proposed amendments, asked the Authority to consider more extensive reductions in the public facilities dedication fees and longer moratorium periods for the reserved housing requirement. Under the amendments adopted by the Authority, the public facilities dedication fee will be reduced from 7.5 percent to 4.0 percent of the total residential floor area and 3.0 percent of the total commercial floor area. The payment of

the dedication fees will be deferred from the time the building permit is issued to the initial certificate of occupancy. The fee reductions are based on a reassessment of the amount of public facilities needed in view of the changed development conditions in Kakaako. The amendment also exempts industrial and reserved housing uses from the dedication requirement. The proposed change to the Mauka Area rules' reserved housing requirement was discussed by the board members and new changes were proposed. Under the original amendment, developers would have been allowed up to a 100 percent reduction of the reserved

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## CONSTRUCTION OF KAKAAKO MAKAI GATEWAY PROJECT (ID-5) UNDERWAY

**T**he Hawaii Community Development Authority has started construction work on a major public works project that will create an attractive 6-acre park and serve as a visible "gateway" to the Kakaako Waterfront Park. The \$6.7 million Kakaako Makai Gateway (or Improvement District 5) Project will be constructed on the two blocks bordered by Ala Moana Boulevard and Cooke, Kelikoi and Ohe Streets. The contractor, Royal Contracting Company, Ltd., will also substantially enhance the roadway and utility systems on Cooke Street, between Ala Moana Boulevard and Ilalo Street.

"The Kakaako Makai Gateway Project will create a dramatic view corridor from Ala Moana Boulevard into the Kakaako Waterfront Park," said HCDA Executive Director Jan Yokota. "The Kakaako

Waterfront Park is a very beautiful and popular public facility already enjoyed by many. When it is completed, more people will be drawn into the park by the Gateway Project's landscaped lawns and play fields." Yokota explains that parking will be restricted on Cooke Street, between Ala Moana Boulevard and Ilalo Street, during the construction of the Kakaako Makai Gateway Project. She advises the public to observe all construction signs and exercise caution while driving or walking in the area.

According to Alex Achimore, HCDA Director of Planning and Development, "The six acres of park space in the Kakaako Makai Gateway Project are earmarked for further improvements as the

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# Kakaako NEWS Briefs

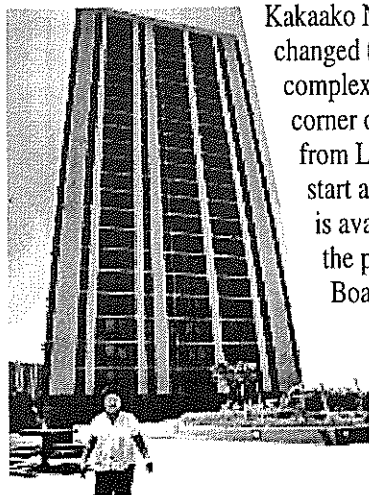
## A CHANGE IN COUPLET ALIGNMENT

The HCDA is considering amendments to the Mauka Area Plan and Rules that would relocate a portion of the cross-district couplet from Pohukaina/Auahi Streets to Halekauwila Street. The Authority held a public hearing on the proposed change on January 14, but it deferred action pending reconsideration of the final alignment between Kamakee and Pensacola Streets. It was also suggested that the Authority consider alternatives to the couplet and rely instead on two-way streets.

## HCDA EXECUTIVE DIRECTOR APPOINTED

The Hawaii Community Development Authority recently appointed Jan S. Yokota as HCDA Executive Director. Yokota, who had served as HCDA Interim Executive Director since January 1996, joined the HCDA in 1994 and served as Senior Planner and subsequently as the Director of Planning.

## NEW LOCATION SET FOR KAKAOKO NEIGHBORHOOD BOARD MEETING



The location for the March 25 meeting of the Ala Moana-Kakaako Neighborhood Board has been changed to the Pohulani senior housing complex meeting room, located at the corner of Coral and Cooke Streets (across from Lex Brodie's). The meeting will start at 7:00 p.m. and free street parking is available on adjacent roadways. In the past, the Kakaako Neighborhood Board meetings were held at Sheridan Park on Piikoi Street. According to Bobbie Jennings, of the Neighborhood Board Commission, new alternate



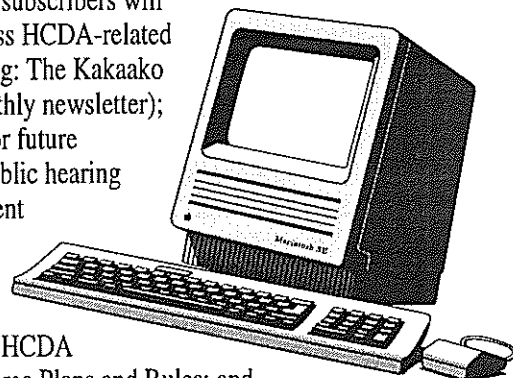
meeting locations are being selected in an effort to improve citizen attendance at the monthly meetings.

## AMENDED RULES AVAILABLE

Recently adopted open space/yard amendments to the Kakaako District Mauka Area Rules are now available for purchase for \$3 in the HCDA office at 677 Ala Moana Boulevard, Suite 1001. These amendments are the first inserts for the unofficial compilation of the Mauka Area Rules.

## HCDA WEB SITE

To better serve the public through the Internet, the HCDA is in the process of constructing its web page. Through this expanding technology, Internet subscribers will soon be able to access HCDA-related information including: The Kakaako Connection (bi-monthly newsletter); dates and agendas for future HCDA meetings; public hearing information; the recent HCDA Annual Report; filing procedures and permit applications; HCDA Mauka and Makai Area Plans and Rules; and HCDA project updates. Your comments and suggestions are welcome as the HCDA finalizes its web page. Our temporary web address is: <http://mano.icsd.hawaii.gov/~amargol/index.htm>.



## PUBLIC FACILITIES DEDICATION AMENDMENTS ADOPTED (Continued from Page 1)

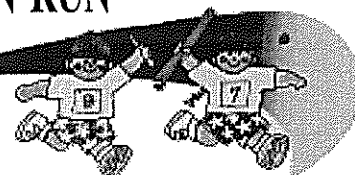
housing cash in lieu fee as an incentive to commence and complete construction within reasonable performance periods. The Authority considered revisions to the performance periods based on testimony received at the public hearing to account for different sized projects. Under the new proposal, developers of projects of less than 300,000 square feet would receive a 100 percent waiver of the reserved housing

cash in lieu fee if their project is started within 18 months and completely constructed during a 3-year time period. Developers of projects greater than 300,000 square feet in size would receive the 100 percent waiver if their projects are started within 24 months and completed within four years. Developers would have 12 months to submit the planned development permit applications to HCDA to qualify for the fee waiver.

## CHILDREN'S DISCOVERY CENTER'S 3rd ANNUAL KEIKI FUN RUN



*"Making a  
Dream a Reality"*



**B**lustery winds could not diminish the enthusiasm of volunteers and participants in the Children's Discovery Center's Keiki Fun Run held at the Kakaako Waterfront Park on February 23. The proceeds from the third annual Keiki Fun Run will go directly to support the new Children's Discovery Center now under construction adjacent to the Kakaako Waterfront Park. Loretta Yajima, Children's Discovery Center President & CEO, said, "In spite of the strong winds, we were bathed in the warmth of the spirit of selfless giving, caring about our children, families coming together, and kids feeling proud of their accomplishments."

### KAKAAKO MAKAI GATEWAY UNDERWAY (Continued from Page 1)

State's economic conditions improve. In conjunction with the revitalization of Kakaako's Makai Area, we will look at future enhancement of the park site to create an active urban plaza and maximize revenue opportunities for the State. However, any new development in the area will retain a view corridor and gateway to the Kakaako Waterfront Park and coastline."

The Kakaako Makai Gateway Project will entail the installation of new water, sewer, and drainage structures along Cooke Street, and the construction of new driveways, sidewalks, walkways, curbs, gutters and

street lights. The project will relocate the existing overhead utility lines underground and construct a temporary comfort station. A two-acre passive park will be developed on the block bounded by Ala Moana Boulevard, Cooke, Ilalo and Ohe Streets. The project will also include the development of a four-acre playing field on the block immediately Makai of Ilalo Street and Ewa of Ohe Street. The Kakaako Makai Gateway is scheduled for completion in the first quarter of 1998.

## Kakaako NEIGHBORS

Features on businesses located in Improvement District 4 (ID-4) project area.

### TONI'S LAMPS & SHADES LTD.:

*A Kakaako Entrepreneur Sheds Light  
on a Very Specialized Business*

**W**hen you step into the retail showroom of Toni's Lamps & Shades Ltd. in Kaka-ako, you quickly realize the solid niche that its proprietor, Ed Iwaida, has developed in the market. Located at 1124 Kona Street, the facility is well stocked with a wide selection of original, custom-made lamps and lampshades, along with glittering chandeliers and assorted light fixtures. As the owner of Toni's Lamps & Shades for nearly 30 years, twenty of which have been spent in the Kakaako location, Iwaida today is one of few Hawaii firms specializing in the custom manufacturing of lamps and shades. In addition to the retail/wholesale end of his original creations, Iwaida provides repair services for lamps, lampshades, chandeliers and

light fixtures. His firm also performs lampshade replacement contract work for numerous Hawaii hotels.

"I guess I got into this line of business because I have good dexterity and it (the ability) comes naturally to me," says Iwaida. "I learned the trade by working with this company, which I bought out 30 years ago, and being on my own." With a staff of four other craftsmen, Iwaida's specialized work necessitates performing an variety of services including painting, welding, woodwork, lathe-making, and electrical work and wire fabrication. "Because the job involves so many skills, it's very hard to find people who can do all of them," Iwaida explains. Over his years in business, Iwaida has amassed a repertoire of original



Ed Iwaida

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# RelocationSpace

This is the final "Relocation Space" column in this newsletter. In future issues, this space will feature more news on the HCDA and Kakaako's redevelopment activities.

## KAKAAKO

- o 604 Ala Moana Blvd, Sunmari: 135,000 sf indus, premium, call Charles "Rod" Miller (B) 544-9566, Chaney Brooks & Co.
- o 677 Ala Moana Blvd: 1,098 sf & 5,223 sf ofc, \$1.50/sf gross, to 10/31/98 (may extend), prkg, call Karen Taniyama (R) 522-5991, Sofos Realty.
- o 677 Ala Moana Blvd: 227 sf-3,897 sf ofc, \$1.38/sf, est \$0.87/sf CAM, 3-5 yrs, call Kalani Schrader (S) 541-5117, Chrissy Young (S) 541-5109, CB Commercial Real Estate.
- o 670 Auahi St, Coral Commercial Ctr: 1,877 sf-22,167 sf ret/ofc/whse, call Janice Ahsing (B), Fred Noa (S), Shawn Brady (S), 528-0039, Chaney Brooks & Co.
- o 1) 330 Cooke St: 7,440 sf grd fl ret/whse; 4,423 sf mezz @ \$7,500 nnn; 2) 575 Cooke St: 1,400 sf 2nd fl ofc, call Charles "Rod" Miller (B) 528-0039, Chaney Brooks & Co.
- o 333 Cooke St: 3,000 sf ret/ofc, high quality recording studio, call Richard Kryatoff (S) 544-9555, Chaney Brooks & Co.
- o 525 Cummins St: for sale (FS), est 4,914 sf land, est 4,803 sf grd fl & est 2,266 sf 2nd fl, call Lionel Low, CCIM 596-2066.
- o 670-A Halekauwila St: 4,900 sf back whse, \$0.75/sf nnn, \$0.26/sf CAM, 3-5 yrs, 6 prkg, call Karen Taniyama (R) 522-5991, Sofos Realty.
- o Hopaka St: 2,150 sf retail, \$1.85/sf, \$0.27/sf CAM, open terms, call Dana Peiterson (B) 541-5189, CB Commercial Real Estate.
- o 814 Ilaniwai St: est 3,000 sf grd fl whse & 3,000 sf 2nd fl ofc, free stand bldg, \$0.95/sf, \$0.25/sf CAM, to 8/31/98 (may extend), prkg, call Lionel Low, CCIM 596-2066.
- o 856 Ilaniwai St: for sale (FS), 5,000 sf land area, 6,930 sf bldg, call Joseph Haas (B) 541-5112, CB Commercial Real Estate.
- o 307-A Kamani St: est 3,040 sf whse, est 360 sf ofc, \$0.95/sf nnn, est \$0.10/sf CAM, to 2/28/00, 3 prkg, call Karen Taniyama (R) 522-5991, Sofos Realty.
- o 1) 711 Kapiolani Blvd: 1,081 rsf-8,633 rsf ofc, \$1.95-\$2.15/sf (incl CAM), 3-5 yrs, call Frances Okazaki (B) 541-5111; 2) 725 Kapiolani Blvd, Imperial Plaza: 1,738 sf grd fl retail, \$1.95/sf (incl CAM), 3-5 yrs, call Sandy Donnot (B) 541-5114, Stephen Keil (B) 541-5110; CB Commercial Real Estate.
- o 770 Kapiolani Blvd: 492 sf-5,000 sf ofc, call Dave Blanchard 592-4818, Waterhouse Properties.
- o 876 Kawaihahao St: sublease, 6,000 sf bldg (3,000 sf grd fl & 2nd fl), attached 2,000 sf whse, \$0.85/sf nnn, 3-5 yrs, prkg, a/c, roll-up, 3 restrooms, call John Sternberg (RA) 532-1932, Sofos Realty.
- o 961 Kawaihahao St: est 1,000 sf land, 181 sf grd fl ofc, affordable, restroom, prkg, call Jan Kim (RA) 949-4111 ext 29, Bob Tanaka Inc.
- o Kawaihahao Plaza: 1,138 sf ofc, \$1.75/sf gross, garden setting, low-rise bldg, call Charles "Rod" Miller (B) 544-9566, Chaney Brooks & Co.
- o 629 Pohukaina St: 20,000 ofc demisable (16,000 sf on 1st fl), \$1.00/sf, \$0.20/sf CAM, to 7/31/99+, call James Shipman (S) 541-5184, CB Commercial Real Estate.
- o 670 Queen St: 5,000 sf-10,000 sf a/c ofc/whse, call Dave Blanchard 592-4818, Waterhouse Properties.
- o 1) 839 Queen St: 489 sf ofc @ \$0.50/sf, 203 sf storage @ \$0.20/sf, 2nd fl, \$0.11/sf CAM + elec, call James Shipman (S) 541-5184; 2) 894 Queen St: ofc bldg for sale (FS), 2,709 sf grd fl, 1,882 sf 2nd fl, 326 sf attic, call Joseph Haas (B) 541-5112; CB Commercial Real Estate.
- o 1001 Waimanu St: est 600 sf-800 sf 2nd fl walk-up, \$0.65/sf nnn, \$0.14/sf CAM, 2-5 yrs, call John Sternberg (RA) 532-1932, Sofos Realty.
- o Ward Ave: 304 sf & 496 sf ofc, no CAM, call Pete Kimura Realty 593-9225.
- o Ward Court, 1) 250 Ward Ave: 585 sf-870 sf ofc, \$1.40/sf, \$0.74/sf CAM; 2) 320 Ward Ave: 1,350 sf & 1,383 sf ofc, \$1.60/sf, \$0.74/sf CAM; 3) 350 Ward Ave: 504 sf-1,368 sf ofc @ \$1.25/sf, \$0.67/sf CAM; 1,177 sf whse/ofc @ \$1.10/sf, \$0.67/sf CAM; 2,800 sf whse/mezz @ \$1.00/sf, \$0.67/sf CAM; all—3-5 yrs, call Frances Okazaki (B) 541-5111, Chrissy Young (S) 541-5109, CB Commercial Real Estate.
- o Waterfront Plaza, home of Restaurant Row: 683 sf-25,000 sf ofc from \$2.25/sf gross; 920 sf retail w/glass front, make offer; call Stark Properties 521-8831.

## TONI'S LAMPS & SHADES (Continued from Page 3)

lampshade designs and patterns that are too numerous to count. "I think we have one of the biggest selection of ready-made lampshades in town," he says, "But in this line of business, in order to sell one shade you require a whole selection of them because you need to have the right size, color and design." Iwaida has had to adjust his business focus in recent years because he observes that his older generation of customers generally tended to keep an broken lamp while requesting repair services or a replacement shade. "The younger generation," he adds, "usually tend to go out and purchase a new lamp when they need one." Iwaida predicts that there will always be the need for firms such as Toni's Lamps & Shades. He says, "If you buy a ready-made lamp at the department store, you're buying what's already made and on the floor. If you come to a firm specializing in custom made lamps, you can get something special, the way you want it. Many times, customers have a nice vase or antique and they want to convert into a lamp. They can come to me and tell me how they want it. I'll give them ideas about the aesthetics, and then we can help them choose a lampshade. In this sense, they get exactly what they are

looking for."

In recent times, Iwaida has employed advertising and promotions as a means to attract community interest in his firm. "Our biggest problem is that a lot of people don't know what we do. For the first 25 years in business, I never used sales or promotions but times have changed and I wanted to test the market out. I now recognize that I have to have sales. I notice that whenever I hold a sale, people come in and say, 'Gee, I didn't know you had this.' and that brings me more repair jobs later on. I guess I've learned that it doesn't matter how long you've been in business, but the amount of exposure you have. Although his lease will be up for renewal soon, Iwaida would like to stay put. He states, "When I first moved to Kakaako, this location was like country. Now its part of town. It's a prime location because Kapiolani Boulevard is right above Kona Street and we have ample parking for customers on this lot. I had to put a lot of improvements into the building but I know I made the right decision."

### THE KAKAAKO CONNECTION

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